

\$2,500,000 - 902 Circle Drive, Kingsland

MLS® #1458368

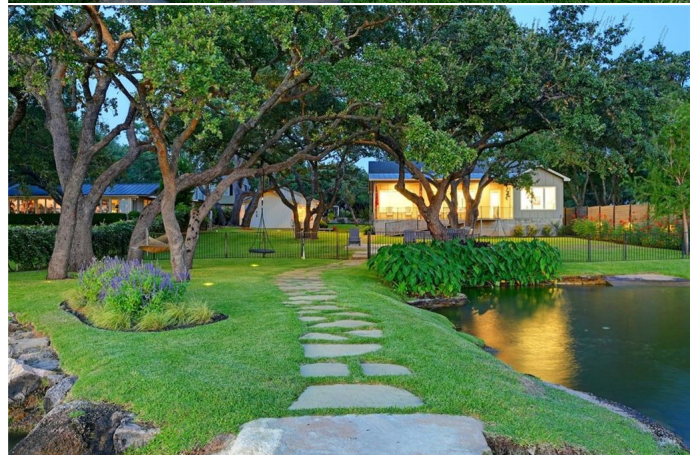
\$2,500,000

4 Bedroom, 3.00 Bathroom, 2,138 sqft

Residential on 0.44 Acres

Camp Wyatt, Kingsland, TX

Once-in-a-lifetime opportunity to acquire what I consider to be one of the very best in Lake LBJ Real Estate. UNRESTRICTED! Priceless, tree-covered lot with huge old growth Live Oaks and 200+ feet of prime, open water on Lake LBJ. Flat, level lot with gentle slope down to the private peninsula of beautiful, natural shoreline that creates the ideal, protected swimming area while also offering big open water. This section of the original Colorado River is known as an old crossing point used by Indigenous Tribes with history dating back 10,000 years and this property currently owned by only the second owner since 1949, when subdivided prior to the completion of the Dam system that created Lake LBJ. Most of the land around this property is part of very large ranches leaving this as some of the most natural country on all of Lake LBJ. 3 bedroom, 2 bath main house built in 2019 with 10 FT ceilings everywhere and vaulted ceilings in the main living room plus 8 ft solid core doors throughout and large casement windows giving a bright, open and airy feeling while taking full advantage of the big views of Packsaddle Mountain, home of the last Cowboy/Indian fight in Texas. Open, very flexible floor plan can be configured in numerous ways for more sleeping or living space, as needed. There is also a detached 578 SQ FT Bunk House/Game Room that includes Sleeping for 8, private bathroom and a living space with kitchenette and a small seating area; the ideal spot for family, friends



and guests to stay while they visit. Two-stall, steel-constructed boat dock with slips sized for most any boat on LBJ and plenty of clearance for wake towers. The property is fully fenced off from the water to provide an extra level of safety for pets and small children. Professional Landscape Lighting installed by Night Scenes throughout the property. There is a possibility to subdivide this tract, buyer to confirm. Owner is a licensed real estate broker in Texas. Short-term Rentals OK!

Built in 2019

Essential Information

MLS® #	1458368
Price	\$2,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,138
Acres	0.44
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	902 Circle Drive
Subdivision	Camp Wyatt
City	Kingsland
County	Burnet
State	TX
Zip Code	78639

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected
Features	None
Parking	Carport, Concrete, Detached Carport

View	City, Hills, Lake, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

Interior

Interior	Wood
Appliances	Dryer, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Range, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Washer, Down Draft, Freezer
Heating	Central
Fireplaces	Living Room, Gas Starter, See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Dock, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Barbecue, Boat Lift, Boat Slip, Gas Grill, Uncovered Courtyard
Lot Description	Gentle Sloping, Landscaped, Level, Many Trees, Sprinklers Automatic, Trees Large Size, Views
Roof	Shingle
Construction	Cement Siding
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls

Property Listed by: The Carvajal Group
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